



Interoffice Memorandum

Received on February 2, 2026
No advertising requirement
Planning will handle abutter mailout.

February 2, 2026

TO: Jennifer Lara Klimetz, Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Lisette M. Egipciaco, *JME*
Senior Development Coordinator
DRC Office

CONTACT PERSON(S): **Lisette M. Egipciaco**
Senior Development Coordinator
DRC Office
407-836-5684
Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Shadow Pines Planned Development (PD)
Case # DRCA-25-09-214

Type of Hearing: Development Review Committee (DRC) Appeal

Appellant: M. Rebecca Wilson
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Orlando, Florida 32801

Commission District: 5

General Location: North of East Colonial Drive / East of Baxter
Road

Parcel ID #(s) 26-22-32-0000-00-013, 23-22-32-0000-00-004,
23-22-32-0000-00-001, 23-22-32-0000-00-005,
26-22-32-1312-01-000, 26-22-32-1312-01-061

of Posters: 0

Use: PD (Planned Development)

Size / Acreage: 73.54 total gross acres

BCC Public Hearing
Required by: Orange County Code Sec. 15-281(c)

Clerk's Advertising
Requirements: No advertising required for appeals

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

This request is an appeal of the January 28, 2026, decision of the Development Review Committee (DRC), to uphold the Planning Division's decision letter in consultation with the County Attorney's Office and deny the request for the Vested Rights Certificate (TCVRC-25-05-017).

Material(s) Provided:

(1) Appeal Letter

Special Instructions to Clerk (if any):

Please schedule this request for the April 7, 2026 Board agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco of the scheduled date and time. The DRC Office will notify the appellant.

Attachment(s) (appeal letter)

Appeal Letter

Lowndes

M. REBECCA WILSON

Shareholder

rebecca.wilson@lowndes-law.com

215 North Eola Drive, Orlando, FL 32801-2028

T: 407-418-6250 | F: 407-843-4444

MAIN NUMBER: 407-843-4600

TIT MERITAS® LAW FIRMS WORLDWIDE

January 30, 2026

VIA EMAIL AND FEDERAL EXPRESS

Nicolas Thalmueller, Chairman
Development Review Committee
Orange County Planning Division
201 South Rosalind Avenue
Orlando, Florida 32801
Nicolas.thalmueller@ocfl.net

**Re: Appeal of Denial of Transportation Concurrency and Consistency Vested Rights
Application #25-05-017 (the "Application")**

Dear Mr. Thalmueller:

In accordance with Section 30-387, Orange County Code, please find this letter as Applicant's notice of appeal of the Development Review Committee's ("DRC") action to deny the Application on January 28, 2026.

The subject property is approximately 73.54 acres and is located generally to the east of Baxter Rd and north of E Colonial Dr, bearing parcel ID numbers 26-22-32-1312-01-000; 26-22-32-1312-01-061; 23-22-32-0000-00-005; 23-22-32-0000-00-004; 23-22-32-0000-00-001; 26-22-32-0000-00-013 (the "Property"), is located within the Shadow Pines Planned Development ("Shadow Pines PD").

BACKGROUND

The Application was submitted on May 9, 2025, and is attached hereto as Exhibit A. On August 28, 2025, we submitted a letter requesting an appeal to the DRC (the "Appeal Letter"), which is attached hereto as Exhibit B. The matter was heard on October 22, 2025. During that hearing, we presented several written County representations, issued consistently over the decades, confirming that the Property could be developed consistent with the Shadow Pines PD. The DRC took no action and requested that the Application be supplemented with the information shared at the hearing. We submitted a Supplemental Justification Statement on November 17, 2025 (the "Supplemental Justification Statement"), which is attached hereto as Exhibit C. A new hearing was scheduled for January 28, 2026. The County provided no response to the Supplemental Justification Statement. By the January 28th hearing, 72 days after the Supplemental Justification Statement was submitted, the County still had

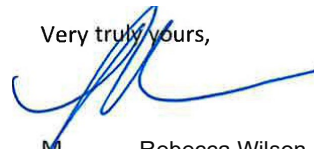
January 30, 2026

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not responded and requested another postponement to continue reviewing the information. We did not agree to another delay and the DRC denied the Application.

For the reasons set forth in the Supplemental Justification Statement, the Application's denial should be reversed by the Orange County Board of County Commissioners and a vested rights certificate, consistent with the approved Shadow Pines PD should be granted for the Property.

Very truly yours,



Rebecca Wilson
Shareholder

cc: Matthew Pritchett, Esq. Assistant County Attorney